

099.0

0004

0004.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

823,600 / 823,600

USE VALUE:

823,600 / 823,600

ASSESSED:

823,600 / 823,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: REYNOLDS GEORGE D JR/LIFE EST	
Owner 2: REYNOLDS MAUREEN C	
Owner 3:	

Street 1: 243 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: REYNOLDS GEORGE D JR-ETAL -

Owner 2: REYNOLDS MAUREEN C -

Street 1: 243 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,566 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Clapboard Exterior and 2262 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7566		Sq. Ft.	Site		0	70.	0.86	4									452,889						452,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								64584
								GIS Ref
								GIS Ref
								Insp Date
								10/05/18

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
TAX DISTRICT										Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	370,800	0	7,566.	452,900	823,700	823,700	Year End Roll	12/18/2019			
2019	101	FV	290,800	0	7,566.	452,900	743,700	743,700	Year End Roll	1/3/2019			
2018	101	FV	290,800	0	7,566.	388,200	679,000	679,000	Year End Roll	12/20/2017			
2017	101	FV	290,800	0	7,566.	362,300	653,100	653,100	Year End Roll	1/3/2017			
2016	101	FV	290,800	0	7,566.	310,600	601,400	601,400	Year End	1/4/2016			
2015	101	FV	272,200	0	7,566.	278,200	550,400	550,400	Year End Roll	12/11/2014			
2014	101	FV	272,200	0	7,566.	257,500	529,700	529,700	Year End Roll	12/16/2013			
2013	101	FV	272,200	0	7,566.	245,500	517,700	517,700		12/13/2012			

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
12/6/2006	1062	Siding	22,000			G8	GR FY08		10/5/2018	Meas/Inspect	BS	Barbara S	
									6/12/2009	Measured	189	PATRIOT	
									3/14/2007	External Ins	BR	B Rossignol	
									10/19/1999	Meas/Inspect	256	PATRIOT	
									12/1/1981		CS		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	5 - Cape			Full Bath:	2	Rating:	Fair																				
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																					
Foundation:	1 - Concrete			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Fair																				
Prime Wall:	2 - Clapboard			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																				
Color:	BROWN			A Kits:		Rating:																					
View / Desir:				Frpl:	1	Rating:	Average																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C+ - Average (+)			CONDOS INFORMATION																							
Year Blt:	1959	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact: .		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:		1	7	4															
Sec Int Wall:		%		Economic:		%		Additions:																			
Partition:	T - Typical			Special:		%		Kitchen:																			
Prim Floors:	3 - Hardwood			Override:		%		Baths:																			
Sec Floors:		%		Total:		18.6 %		Plumbing:																			
Bsmnt Flr:	5 - Lino/Vinyl			CALC SUMMARY				Electric:																			
Subfloor:				COMPARABLE SALES				Heating:																			
Bsmnt Gar:	1			Basic \$ / SQ:	105.00			General:																			
Electric:	3 - Typical			Size Adj.:	1.20496821			Rate				Parcel ID	Typ	Date	Sale Price												
Insulation:	2 - Typical			Const Adj.:	0.98980004																						
Int vs Ext:	S			Adj \$ / SQ:	125.231																						
Heat Fuel:	2 - Gas			Other Features:	94044																						
Heat Type:	3 - Forced H/W			Grade Factor:	1.10																						
# Heat Sys:	1			NBHD Inf:	1.00000000																						
% Heated:	100			NBHD Mod:																							
Solar HW:	NO			LUC Factor:	1.00																						
% Com Wall:				Adj Total:	455379																						
				Depreciation:	84700																						
				Deprecated Total:	370678																						
MOBILE HOME				WtAv\$/SQ:																							
Make:				AvRate:																							
Model:				Ind.Val:																							
Serial #:																											
Year:																											
Color:																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 099-0-0004-0004.B												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:												AssessPro Patriot Properties, Inc			